



MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL
THURSDAY, JANUARY 17, 2013 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, January 17, 2013, in the Commission Chambers at City Hall. Chairman James Argento called the meeting to order at 4:30 p.m. The following Commission members were present:

James Argento
Clell Coleman
Agnes Berry
Donald Lukich
Charles Townsend
Frazier J. Marshall
Ted Bowersox

City staff that was present included Bill Wiley, Community Development Director, Dan Miller, Senior Planner, and Dianne Pacewicz, Administrative Assistant II.

The meeting opened with an invocation given by Commissioner Ted Bowersox and the Pledge of Allegiance to the Flag.

Bill Wiley, Community Development Director, informed the audience of the rules of participation and the need to sign the speaker's registry. He also informed Commissioners and the audience of the City Commission meeting dates tentatively scheduled.

Dianne Pacewicz swore in staff as well as anyone wishing to speak.

MINUTES OF PLANNING & ZONING COMMISSION MEETING FOR DECEMBER 20, 2012.

Commissioner Ted Bowersox moved to APPROVE the minutes from the December 20, 2012 meeting. Commissioner Frazier J. Marshall SECONDED the motion, which was PASSED by a unanimous voice vote of 7 to 0.

NEW BUSINESS

**1. PUBLIC HEARING CASE # RZ-12-145 – THE SALVATION ARMY
WORSHIP & COMMUNITY CENTER – PLANNED
DEVELOPMENTS REZONING APPLICATION**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING AN EXISTING PUD (PLANNED UNIT DEVELOPMENT) TO EXTEND THE PHASING REQUIREMENTS ON APPROXIMATELY 9.99 +/- ACRES FOR A PROPERTY LOCATED ON THE SOUTH SIDE OF SOUTH STREET, AND WEST OF CABALLO ROAD AS LEGALLY DESCRIBED IN SECTION 28, TOWNSHIP 19, RANGE 24, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES - 1st READING ON**

FEBRUARY 11TH, 2013 AND A 2ND READING ON FEBRUARY 25TH, 2013)

Bill Wiley entered the exhibits into record. Dan Miller presented the exhibits. The exhibit items included the staff summary, departmental review summary, staff recommendations, amendment to PUD conditions, general location/aerial map, land use and zoning maps, wetlands and flood zone map, site photos, and conceptual site plan.

There were no substantive comments received from the departments. There were two public responses received for approval and no responses were received for disapproval.

Mr. Wiley gave a brief history of this case, stating that it was an existing PUD that was approved approximately three years ago. The original PUD stated that substantial progress must be made during a certain time period. If not there is an option to either extend the date or to change the zoning back. The applicant chose to extend the date and request three more years.

The Planning & Zoning staff recommended the approval of the request for the following reasons:

1. The proposed amendment to the zoning district of PUD (Planned Unit Development) is compatible with all adjacent properties zoned County MP (Planned Industrial District), and City M-1 (Industrial) to the north; County A (Agriculture) to the south; City SPUD (Small Planned Unit Development) to the east and City R-2 (Medium Density Residential) to the west. This request should have a positive impact on adjacent properties with the proposed conditions and improvements.
2. The proposed amendment to the zoning district of PUD (Planned Unit Development) is compatible with the existing future land use designation of City General Commercial and all adjacent properties with future land use designations of County Urban and City Industrial to the north; Industrial to the south; General Commercial to the east and High Density to the west.
3. The rezoning of the subject property is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to approve the recommendation to amend the PUD (Planned Unit Development) zoning Section 13. DEVELOPMENT PHASING B. for an additional 36 months for the subject property as proposed by staff and forward to the City Commission for consideration.

Bill Wiley highlighted the following in the PUD conditions to expedite:

13. DEVELOPMENT PHASING

- B. Implementation of the project shall substantially commence within 36 months of approval of this Planned Development. In the event, the conditions of the PUD have not been substantially implemented during the required time period, the PUD shall be scheduled with due notice for reconsideration by the Planning Commission at their next available regular meeting. The Planning Commission will consider whether to extend the PUD approval or rezone the property to another appropriate zoning classification less intense than the development permitted by these PUD Conditions.

Commission Lukich asked if they were extending the time for construction. Bill Wiley answered that they were.

Robert Blaise, architect for the project, stated that they have been doing fund raising for the last 18 months. Salvation Army doesn't go into projects until they have the funds for it, and because of that it has taken some time to get ready to go into the first phase. In the process of getting ready, they realized that their time frame had expired. They are asking for more time to begin the process.

Don Lukich inquired about putting in soccer fields. Bob Blaise answered that they will try to accommodate a

number of things.

Chairman Argento asked Bill Wiley if everything in the PUD was like he wanted. Mr. Wiley answered that it was.

This was the end of the discussion and the voting then took place.

Commissioner Don Lukich made a motion to APPROVE case # RZ-12-145 – THE SALVATION ARMY WORSHIP & COMMUNITY CENTER – PLANNED DEVELOPMENTS REZONING APPLICATION. Commissioner Agnes Berry SECONDED the motion which, PASSED by a unanimous voice vote of 7 to 0.

DISCUSSION ITEM

Chairman Argento commented that he thought Jay Evans did a great job for the City and that he wished him well

ANNOUNCEMENTS

The next scheduled meeting date is February 21, 2013.

The meeting adjourned at 4:45 p.m.

James Argento, Chairperson

Clell Coleman, Vice Chairperson

Dianne Pacewicz, Administrative Assistant II